

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 22, 2015**

SUMMARY

A request by Jerry D. Kelly (owner) for a one-lot plat of R-1 (One-Family Dwelling District) zoned land to be known as "Bear Creek Vistas Plat 1", and for a sidewalk variance. The 0.98-acre subject site is located on the east side of Creasy Springs Road, approximately 400 feet north of W Prairie Lane, and contains a home that is addressed 3628 N Creasy Springs Road. (Case 15-217)

DISCUSSION

The applicant is requesting approval of a one-lot final plat to allow for the existing single-family home to be subdivided from the five-acre tract. A pending preliminary plat shows the one-acre subject site, as well as two additional lots and a future public local residential street to be extended through the tract as part of the next phase of development.

Since Creasy Springs is an access-restricted roadway, no new driveways will be permitted to serve the proposed single-family development. Lot 1 will be required to construct a new driveway to access the new residential street that will be extended along its east side. The lot's existing driveway onto Creasy Springs Road will not be allowed to reconnect following planned improvements to this roadway.

A public sewer is being extended to the subject site to ensure that the existing private lateral service line will not pass through other private properties being platted in phase 2 of the development. A permit has been issued for the necessary sewer extension; however, this improvement has not yet been completed. Since the subject site is already improved with a single-family home that is served by a private sewer line, staff recommends delaying final plat approval until the home is connected to public sewer.

The applicant is requesting a variance from Section 25-48.1, which requires that a sidewalk be constructed along the site's 100-foot wide Creasy Springs Road frontage. Creasy Springs is an unimproved road with no sidewalks on either side. Improvement of this roadway will involve relocating it to the west, which would result in any sidewalk constructed along its existing alignment to be replaced. However, the timing of this improvement is uncertain as it is unfunded and does not appear in the 10-year Capital Improvements Program.

The applicant's rationale for a sidewalk variance is predicated on the relocation of Creasy Springs Road, which is unlikely to occur within the next 10 years. Staff believes the adjacent subdivision to the north will develop before Creasy Springs is improved, causing a sidewalk to be extended to the subject site which connects it to Blue Ridge Road and the surrounding Vanderveen neighborhood. If this occurs there may be many years of utility gained from building a sidewalk along the site's existing frontage on Creasy Springs Road. Furthermore, there does not appear to be any major topographical or other obstacle that would make it particularly difficult to construct a sidewalk along the site's frontage. Therefore, staff is reluctant to support a sidewalk variance in this case.

With the exception of the requested sidewalk variance, the proposed plat meets all applicable City development regulations.

RECOMMENDATION

Approval of the requested plat, subject to the condition that a public sewer line shall be extended to Lot 1, and the existing home on Lot 1 shall be connected to the public sewer prior to the plat being forwarded to Council for introduction.

Denial of the requested variance from Section 25-48.1 to allow no sidewalk to be constructed along the site's Creasy Springs Road frontage.

ATTACHMENTS

- Locator maps
- Proposed final plat of Bear Creek Vistas Plat 1
- Sidewalk variance request letter

SITE HISTORY

Annexation Date	2011
Existing Zoning District(s)	R-1 (One-Family Dwelling District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tracts

SITE CHARACTERISTICS

Area (acres)	5 acres
Topography	Moderate to steep slopes
Vegetation/Landscaping	Lawn and trees
Watershed/Drainage	Bear Creek drainage basin
Existing structures	One single-family home

UTILITIES & SERVICES

Sanitary Sewer	City Public Works Dept.
Water	CPWSD #1
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Dept.

ACCESS

Creasy Springs Road	West side of site
Major Roadway Plan	Minor Arterial
CIP Projects	None
Sidewalk	Needed

PARKS & RECREATION

Neighborhood Parks	Bear Creek Trail access 1,000 ft south of site
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner